

162.0

0002

0019.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

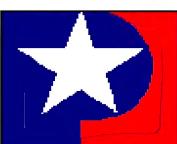
677,500 / 677,500

USE VALUE:

677,500 / 677,500

ASSESSED:

677,500 / 677,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		LINDEN ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: LINN ANNE PLUMMER/ TRUSTEE

Owner 2: ANNE PLUMMER LINN FAMILY TRUST

Owner 3:

Street 1: 7 LINDEN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: LINN P ANNE -

Owner 2: -

Street 1: 7 LINDEN STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1924, having primarily Wood Shingle Exterior and 1352 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6063		Sq. Ft.	Site		0	70.	0.99	8									421,325						421,300	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6063.000	255,500	700	421,300	677,500		108163
							GIS Ref
							GIS Ref
							Insp Date
							10/01/18

Residential

ARDINGTON

APPRAISED:

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677,500 / 677,500

USE VALUE:

677,500 / 677,500

ASSESSED:

677,500 / 677,500

**EXTERIOR INFORMATION**

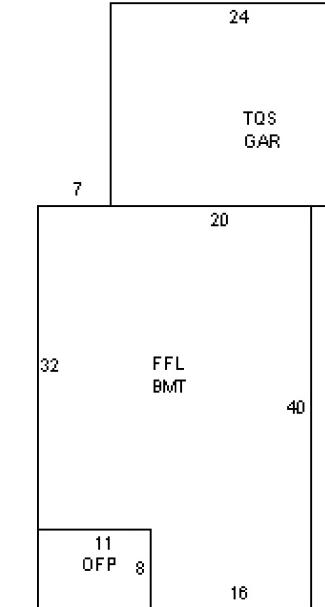
Type:	2 - Bungalow
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:	1	Rating: Very Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

PDAS:

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 6	BRs: 2	Baths: 1 HB

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 15%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION****CALC SUMMARY**

Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.97854656
Adj \$ / SQ:	132.104
Other Features:	93225
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	313842
Depreciation:	58375
Depreciated Total:	255468

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	132.10	
Special Features:	0	Val/Su Net:	95.91	
Final Total:	255500	Val/Su SzAd:	188.98	

**PARCEL ID**

162.0-0002-0019.A

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13x13	A	AV	2007	4.47	T	9.6	101			700			700

More: N

Total Yard Items:

700

Total Special Features:

Total:

700

**IMAGE****AssessPro Patriot Properties, Inc**